

REALTY MARKET NEWS AND COMMENT

Several Costly Dwellings and Apartments Acquired for Investment.

DEAL IN CIVIC CENTRE

Park Row Old Buildings Are Bought for Future Advance-
ment in Values.

Most of yesterday's buying in the real estate market was for investment. Dwellings, moderate price apartments and condominium properties were included in the purchases of the day. Several high class properties were taken out of the market. Two dwellings valued at \$175,000 were sold and a fine apartment house south of Central Park and near Fifth Avenue, was bought for the income that it produced. A property adjoining the one purchased for the new county court house changed hands. Training in other sections of the city was not up to recent standards.

BUSY NEAR CIVIC CENTRE.

Speculating on the new county court house improvement, the property at 122 to 125 Park Row, which abuts reality bought by the city for the new county court house plaza, was bought yesterday by Dr. Francis H. Jackson & Co. Jeanie A. Stuart, who has owned the property for fifty years. The parcel at 123 has been bought by Samuel Rosenblatt, who occupies part of the premises at 122. The name of the buyer of the other properties was not announced. Old buildings in the site, which is 100 feet on Park Row, will be demolished. The buildings at 122 to 125 will be modernized by the new owner.

DEAL IN 55TH ST. APARTMENT.

N. A. Berlin & Co. have sold for the Banley Realty Company (S. Morrisill Baner president) to John Palmer the new nine story apartment house at 55 West Fifty-fifth street, a Dunham estate leased, acquired by the new owner a year ago. The brokers will be the managing agents.

PROVIDES PARENTS WITH HOME.

Emile Brunner has purchased through Sterling Sterling the residence at 44 Edgecombe avenue as a home for his parents. This house faces Colonial Park and adjoining the corner of 137th street, owned and occupied by Dr. Bruno.

BUSINESS SPACE LEASES.

Clothes Rents Building to Be Erected Opposite City Hall Park.

William H. Whiting & Co. have leased to Ralph M. Ward to Joseph Hilton, the cloister, a three story building to be erected at 243 Broadway, between Park Place and Murray street, H. N. Moore represents the tenant.

Business Resells Flats.

Taxi-Zip has bought 517-519 West Street, a five story modern flat, per acre \$90,000; 431 West 18th street, a frame building, on lot 28x30 ft. irregular, and 110-116 East 125th street, four three-story dwellings, on plot \$6,629.11x irregular.

Mr. Zipkin is reported to Mr. Hochberg. Mr. Zipkin took these properties on Monday to start payment for the block on 18th street between Haven and Northern avenues.

COSTLY HOMES IN DEMAND.

EAST EIGHTEENTH STREET.—The five story American basement residence, on lot 25x102, at 18 East Eighteenth street, has been sold to Mrs. Eugene Astor, who has died. It is assessed at \$100,000. It is located 120 feet west of Madison avenue. The new owner will occupy the property.

WEST SEVENTY-THIRD STREET.

The Knob & Watson Company has sold the Knob estate, 55 West Seventy-third street, a four story and basement dwelling, on lot 20x102.2, between Broadway and West End avenue. The house had been in the possession of the selling family since 1885.

It has been held at \$75,000. At the expense of the new owners, plans to make extensive alterations to the house. It will be completely remodeled and used for bachelor apartments.

INVESTORS BUY FLATS.

NIKOLAS AVENUE.—The Lawless Mortgage Company has sold \$14 St. Nicholas avenue, a five story flat on lot 21x37.5x irregular, to an investor. The sellers acquired the property at foreclosure in November, 1913.

LEXINGTON AVENUE.—D.

Sylvan Crakow has sold the four story and basement business building, on lot 22x100, at 186 Lexington avenue. The property was purchased by Mr. Crakow last March from the Benson Real Estate Company.

WEBSTER AVENUE.—The Koelsch-Hueber Company has sold to William Felling of the Ebinger Brewing Company, the apartment house known as the Greenwich, at the southeast corner of Webster avenue and 186th street. The house covers a plot 49x78 ft.

BROOKLYN DWELLING SALES.

J. D. O'Connell, Jr., has sold the four story apartment at the southeast corner of Flatbush avenue and Martense street for Edwin G. Warner to a client for investment.

Frank A. Seaver & Co. have sold the four family detached houses at 516 East Fifteenth street for George Nace to a buyer for occupancy.

Shaw & Co. have sold for the Sanford estate 492 Jefferson avenue, a three story and basement brown stone dwelling, on lot 18x100.

Louis Davidson & Co. have sold the former house on the east side of North Curtis avenue, 100 feet north of Wadsworth, Richmond Hill, for Gateshouse Bros. to Anna Hatch for occupancy.

WHITE PLAINS ESTATE BUYER.

Edwin Thanhouser, president of the Thanhouser Film Corporation of New Rochelle, has purchased the ten acre shore front estate of Ernest N. Greenfield, near Locust Valley, L. I. The property was held at \$55,000. Theodore E. Hall was the broker.

GILMAN BUYS AN ESTATE.

Edwin Thanhouser, president of the Thanhouser Film Corporation of New Rochelle, has purchased the ten acre shore front estate of Ernest N. Greenfield, near Locust Valley, L. I. The property was held at \$55,000. Theodore E. Hall was the broker.

GREENWICH HOMESTEAD SOLD.

Greenwich, Conn., Oct. 24.—The old Adelphi Hotel, Sonnen Greenfield, was sold by Mr. H. A. Adelphi to Edward H. Clapper, president of the Child Welfare League of New York. Mr. Clapper and his family will occupy the place next spring.

SEVEN HUNDRED N. J. DWELLING BUYER.

The Frank Hughes-Taylor Company has sold for the Montclair Reality and Construction Company to Parker Willis Hinde, the large brick and stone building, on lot 185, Upper Montclair avenue. The residence contains thirteen rooms, three bathrooms, sleeping porch, sunroom. It is on a plot 26x100 feet. The property was held at \$22,000.

Frankson McI. Merrill Company,

has sold for Frederick R. Hasselman his residence and one-half an acre of land in Sutton Park, near the entrance to the Essex County Country Club, West Orange, N. J. to Theodore F. Keer for occupancy.

SALES ON N. J. SEA SHORE.

John P. Murray, of Murray, Inc., has purchased Ernest C. Hinck's cottage on the west side of Ocean Avenue at Seabright, N. J. The property has a frontage of 105 feet on the ocean, with a similar frontage on Ocean Avenue and Shrewsbury River. William H. Hintzmann, of Rumson, effected the sale. Mr. Murray occupied the property last summer. The new owner will make a number of improvements to the house and grounds. The property was held at \$15,000. Mr. Hintzmann also sold the cottage at Monmouth Beach to Frederick Pfiffer of New Jersey Beach, N. J. The property has a frontage on Ocean Avenue of 200 feet. It was held at \$16,000.

The same broker also sold to Otto Goetz of Ramson two acres of unimproved land on the north side of Meadow Lane, owned by Julia Romane Van Schack.

NEW BRUNSWICK HOUSE SALE.

Meister Builders have sold to Steve Stasik an eight room cottage on a plot 100x100 at New Brunswick Manor, New Brunswick, N. J.

NICHOLS DWELLING BUYER.

J. W. Harriman is the buyer of the Austin Nichols house, 100 Franklin Street, ninth street, sold last summer. That Mr. Harriman had secured the house is known yesterday through the filing of plans for altering the dwelling. The alterations to the house include the building of a new conservatory on the plot of ground, 29x32, which is estimated to cost \$3,000 by the architect, Herbert Lucas.

John W. Kight is the buyer of the dwelling at the southwest corner of Convent Avenue and 145th street, the sale of which by Daniel H. Jackson was reported yesterday.

HARLEM GARAGES PLANNED.

Plans for two garages were filed yesterday in the office of Harlan. They will cost \$14,000 each. One will be erected at 657 and 659 West 145th street, the other at 1617 East 137th street. The former will cost \$16,000 and will be built by M. Werning. The 12th street garage will cost \$15,000 and will be built by O. Stahl.

BUSINESS SPACE LEASES.

For business space were filed yesterday in the office of Harlan. They will cost \$14,000 each. One will be erected at 657 and 659 West 145th street, the other at 1617 East 137th street. The former will cost \$16,000 and will be built by M. Werning. The 12th street garage will cost \$15,000 and will be built by O. Stahl.

CLOTHIER RENTS BUILDING TO BE ERECTED OPPOSITE CITY HALL PARK.

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BANK TAKES NEW QUARTERS.

The agency of the National Bank of South Africa has leased a suite of offices on the second floor front of 10 Wall street, opposite New Street, for a term of years. The lessees are now at 6 Wall street.

NEW B'WAY RESTAURANT.

Frederick Fox & Co. have leased for a term of years to the Russell Hotel and Restaurant Corvany, Paul Salvian, president, the second floor and part of the ground floor in the building at the northeast corner of 145th street and Eighth Avenue, running through to Seventh Avenue, at an aggregate rental of over \$200,000. Mr. Salvian intends to expand \$100,000 in improving the place. It will be known as the Palais Royal. Mr. Salvian, head of Rector's restaurant and an associate of Mr. Thompson in control of the Garden.

CITY DWELLING LEASED.

Douglas L. Elliman & Co. have leased 50 East Seventy-fifth street, a four story white stone front modern dwelling, fit for wide, for Dudley Phelps to Arnold O. Chase of Potter, Chase & Prentiss, bankers.

RESTING IN THE SUBURBS.

Fish & Marvin have rented the Bowles property of Bay to Bush Harris of Philadelphia. The house adjoins the grounds of the Americas Golf Club.

CHANGES IN OFFICE STAFFS.

The Brett & Goode Company announces the addition to its renting staff of Arthur F. Daly, who was associated with E. A. Tredwell for a number of years as manager of the Times Building.

MECHANICS LIENS.

Griffen, Prince & Ripley have sold the William B. Tibbits estate, on North Broadway, consisting of a dwelling, stable and about two acres, to Frank Lambrecht, who will improve the house for his occupancy.

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Frankson McI. Merrill Company,

TRANSACTIONS RECORDED.

TRANSFERS.

(With name and address of tender and attorney. If attorney's name is omitted address party of first part.)

DOWNTOWN.

(South of Fourteenth street.)

BUCKLEY.

John W. Buckley, 24, 25x12 ft., brick, four stories, lot 20x100 ft., Oct. 22, attys. Powers & Co.

STANLEY.

John W. Stanley, 24, 25x12 ft., brick, four stories, lot 20x100 ft., Oct. 22, attys. Powers & Co.

SHAW.

John W. Shaw, 24, 25x12 ft., brick, four stories, lot 20x100 ft., Oct. 22, attys. Powers & Co.

ROGERS.

John W. Rogers, 24, 25x12 ft., brick, four stories, lot 20x100 ft., Oct. 22, attys. Powers & Co.

WILLIAMS.

John W. Williams, 24, 25x12 ft., brick, four stories, lot 20x100 ft., Oct. 22, attys. Powers & Co.

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